034.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	474,800 / 474,800
					USE VALUE:	474,800 / 474,800
					ASSESSED:	474,800 / 474,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARTING HOMES LLC
Owner 2:	
Owner 3:	
Street 1:	16 CURTIS RD
Street 2:	
Twn/City:	TYNGSBORO
St/Prov:	MA Cntry: Own Occ: N
Postal:	01879 Type:

PREVIOUS OWNER

Owner 1:	MCGINLEY KAREN/ ESTATE -
Owner 2:	-
Street 1:	99 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3010.000	148,200		326,600	474,800
Total Card	0.069	148,200		326,600	474,800
Total Parcel	0.069	148,200		326,600	474,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.48 | /Parcel: 488.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23548

GIS Ref

GIS Ref

Insp Date 12/07/18

!2793!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	148,200	0	3,010.	326,600	474,800		Year end	12/23/2021
2021	101	FV	148,200	0	3,010.	326,600	474,800		Year End Roll	12/10/2020
2020	101	FV	148,400	0	3,010.	326,600	475,000	475,000	Year End Roll	12/18/2019
2019	101	FV	118,600	0	3,010.	296,000	414,600	414,600	Year End Roll	1/3/2019
2018	101	FV	118,600	0	3,010.	280,700	399,300	399,300	Year End Roll	12/20/2017
2017	101	FV	118,600	0	3,010.	244,900	363,500	363,500	Year End Roll	1/3/2017
2016	101	FV	118,600	0	3,010.	209,200	327,800	327,800	Year End	1/4/2016
2015	101	FV	94,500	0	3,010.	193,900	288,400	288,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:03:17

LAST REV

Date	Time
12/02/21	08:47:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGINLEY KAREN/	78388-286		8/2/2021	Estate/Div	425,000	No	No		John J McGinley dod 12/19/2012
MC GINLEY MARGA	46046-189		9/7/2005	Family	1	No	No		
MC GINLEY MARGA	9649-394		3/13/2003	Family	1	No	No		
	9649-394		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	23548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2021	1608	Addition	167,000	O				
11/20/2020	1489	Solar Pa	15,677	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
12/7/2018	MEAS&NOTICE	CC	Chris C
4/22/2009	Meas/Inspect	163	PATRIOT
3/11/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3010		Sq. Ft.	Site		0	64.	1.70	3									326,592						326,600	

Total AC/HA:	0.06910	Total SF/SM:	3010	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	326,592	Spl Credit		Total:	326,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	214722
Depreciation:	66564
Depreciated Total:	148158

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

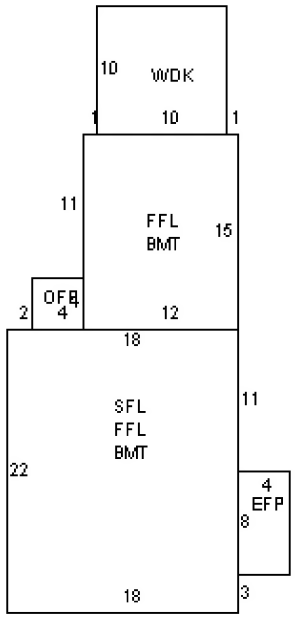
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	87.38
Final Total:	148200	Val/Su SzAd	152.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	37.460	21,576
FFL	First Floor	576	124.860	71,921
SFL	Second Floor	396	124.860	49,446
WDK	Deck	100	14.800	1,480
EFP	Enclos Porch	32	67.150	2,149
OFP	Open Porch	16	40.700	651

Net Sketched Area:	1,696	Total:	147,223
Size Ad	972	Gross Area	1696	FinArea	972
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc